PLANNING BOARD
BARRINGTON, NH

-APPROVED-
File Number 203-7-GR-14-SD
Date 4/3/2015
Chairman

STATE OF NEW HAMPSHIRE
DAMON E. BURT
No. 163
CERTIFIED WETLAND SCIENTIST

FOR TOWN APPROVAL PURPOSES :

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

FRAGGLE ROCK ENVIROMENTAL SERVICES
DAMON E. BURT
CWS #163

PLAN REFERENCES:

1.) "PLAN OF LAND OF NORMAN J. BERRY, SECOND CROWN POINT ROAD, BARRINGTON, NH, SCALE 1"=200"
BY: THE BERRY CONST. CO., INC.
DATED: JANUARY 2, 1965
FILE NO.: DB 65-1
S.C.R.D.: BOOK 790, PAGE 29

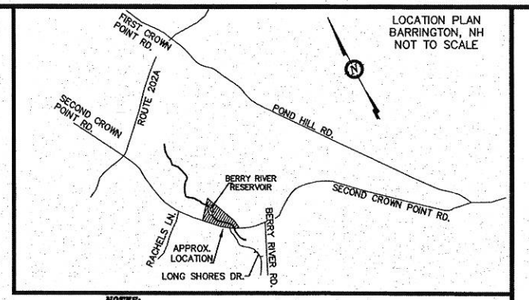
2.) "PLAN OF LAND OF NORMAN J. BERRY, EASTERLY SIDE OF SECOND CROWN POINT ROAD, BARRINGTON, NH"
BY: BERRY CONST. CO., INC.
DATED: APRIL 24, 1974
FILE NO.: DB 1974-27
S.C.R.D.: PLAN # 16-73

3.) "SUBDIVISION PLAN PREPARED FOR RICHARD L. SIROIS & PAULETTE B. SIROIS OF MAP 3/LOT 8, LOCATED AT SECOND CROWN POINT ROAD, COUNTY OF STRAFFORD, BARRINGTON, NH"
BY: DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES
DATED: OCTOBER, 15 2003

4.) "BOUNDARY PLAN OF LAND, TAX MAP 101, LOT 067, 250 SECOND CROWN POINT ROAD, BARRINGTON, NH, PREPARED FOR: NORTHERN NEW ENGLAND CONFERENCE OF SEVENTH-DAY ADVENTISTS"
BY: JPS & ASSOCIATES
DATED: AUGUST 30, 2013
S.C.R.D.: PLAN # 106-009

5.) "RIGHT-OF-WAY LOCATION OVER LAND OF WINTHROP & ALICE LORING, SECOND CROWN POINT ROAD, BARRINGTON, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 30, 1999
FILE NO. DB 1999-034
S.C.R.D.: PLAN # 57-8

LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE



NOTES:

1.) OWNER: JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825

Joseph P. Carbaugh
JOSEPH CARBAUGH
Virginia Carbaugh
VIRGINIA CARBAUGH

2.) TAX MAP 203, LOT 7

3.) LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.

4.) S.C.R.D. BOOK 1893, PAGE 600

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS: FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK - 50.0'
MIN. LOT SIZE: 80,000 Sq. Ft.
MIN. LOT FRONTAGE: 200'
50' (BACK LOT SUBDIVISION)
MAX. BLDG. HEIGHT: 35'
MAX. LOT COVERAGE: 40%

6.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 7 INTO TWO SEPERATE LOTS USING THE TOWN OF BARRINGTON BACK LOT SUBDIVISION STANDARDS. BOTH LOTS WILL BE USED FOR RESIDENTIAL PURPOSES AND EACH LOT WILL HAVE ON SITE WELLS.

7.) THIS IS A THREE PAGE PLAN SET. PAGE ONE IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. PAGE TWO SHOWS FULL EXISTING CONDITIONS, AND PAGE THREE SHOWS A 20 SCALE CUT OF THE AREA AROUND THE DRIVEWAY EASEMENT. PAGE TWO AND THREE WILL NOT BE RECORDED BUT WILL BE ON FILE AT THE TOWN OF BARRINGTON.

8.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# - 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330178, MAP # - 33017C0195D, DATED: MAY 17, 2005

9.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NH GRID.

10.) SECOND CROWN POINT ROAD IS 4 RODS WIDE. BOOK 3, PAGE 212 DATED JANUARY 19, 1847 IN STATE OF NH ARCHIVES.

11.) SEE S.C.R.D. BOOK 796, PAGE 352: THE DEED MENTIONS A 16' WIDE RIGHT OF WAY. ALSO SEE S.C.R.D. BOOK 988, PAGE 34 AND S.C.R.D. BOOK 1903, PAGE 70 CONVEYING RIGHTS AND RELESING RIGHTS INTO THE RIGHT OF WAY. SEE S.C.R.D. BOOK 2182, PAGE 191 CLARIFYING AND DESCRIBING THE RIGHTS AND LIMITS TO THE RIGHT OF WAY, AND AS WELL AS GIVING RIGHT TO OVERHEAD UTILITYS.

12.) IF DURING CONSTRUCTION IT BECOMES APPARENT THE DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

13.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF DURING CONSTRUCTION IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

14.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

15.) ANY DISTURBANCE TO THE SURROUNDING BUFFER ZONE MUST BE REPAIRED AND RESTORED UPON COMPLETION OF CONSTRUCTION.

16.) ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXCEPTION UNDER ARTICLE 4.1.2 LOT FRONTAGE TO ALLOW ACCESS FROM A DIFFERENT SIDE OF THE PROPERTY. CASE 203-7-GR-14-ZBA DATED 4/24/14

17.) LOT 7 IS OVER 5 ACRES AND WILL NOT BE SUBJECT TO NHDES REVIEW. LOT 7-1 WILL REQUIRE NHDES SUBDIVISION APPROVAL # SA2014010429

18.) A SPECIAL PERMIT FOR CONSTRUCTION IN A WETLAND BUFFER, SECTION 9.6 OF THE ZONING ORDINANCE WAS GRANTED BY THE PLANNING BOARD ON AUGUST 5, 2014.

19.) ALL MONUMENTS WERE SET AS NOTED ON 8/7/2014.

N/F DOUGHTY, SCOTT & DARLENE TRUSTEE
C/O S&D DOUGHTY FAMILY REV. TRUST OF 2006
252 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 76
S.C.R.D. BOOK 4176, PAGE 773

SCOTT DOUGHTY
DARLENE DOUGHTY

LEGEND:

- IRON BOUND (FND)
- IRON BOUND (TBS)
- STEEL STAKE (FND)
- DRILL HOLE (FND OR SET)
- GRANITE BOUND (FND)
- UTILIY POLE
- GUY WIRE
- WELL
- PAINTED TREE
- STONE WALL
- STONE WALL REMAINS
- BARB WIRE & WOVEN WIRE FENCE
- WETLAND LINE
- 50' WETLAND BUFFER
- 75' SHORELAND PROTECT. DIST.
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000
3-24-15
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#4	8/11/14	CONDITIONS OF APPROVAL
#3	6/23/14	REVISED DRIVEWAY LOCATION
#2	4/28/14	PER SUBDIVISION CHECKLIST/ZBA
#1	4/8/14	PER PLANNER REVIEW

PROPOSED MINOR SUBDIVISION PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 23, 2014
FILE NO. : DB 2013-148

STATE OF NEW HAMPSHIRE
No. 805
LICENSED LAND SURVEYOR
KENNETH A. BERRY
SIGNATURE

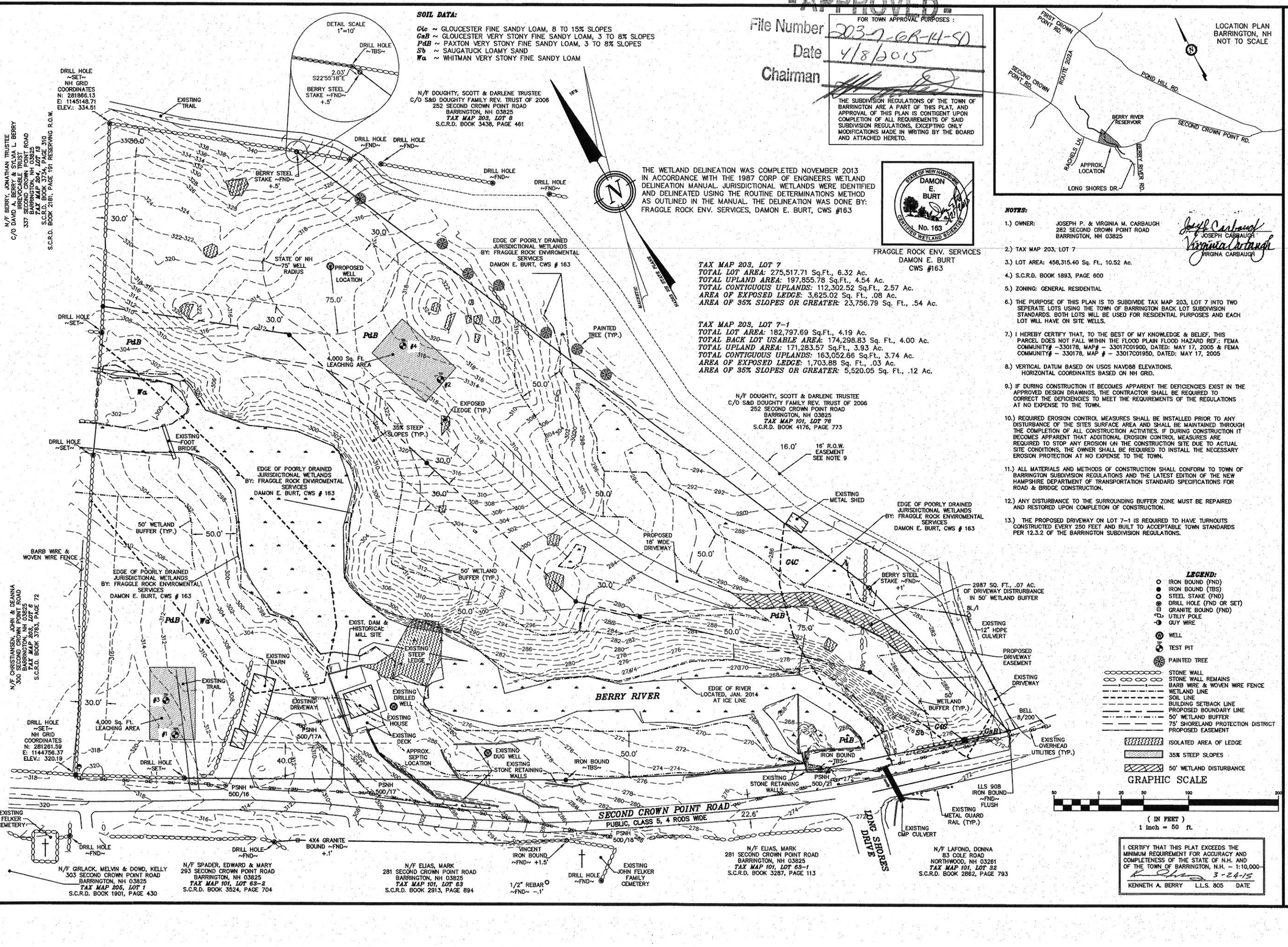
PLANNING BOARD
BARRINGTON, NH
-APPROVED-

FOR TOWN APPROVAL PURPOSES :
File Number 2037-CR-14-SD
Date 4/8/2015
Chairman

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SOIL DATA:

CtC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES
GsB ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
PdB ~ PAXTON VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
Sb ~ SAUGATUCK LOAMY SAND
Wa ~ WHITMAN VERY STONY FINE SANDY LOAM



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KENNETH A. BERRY L.L.S. 805 3-24-15 DATE

LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOSEPH P. & VIRGINIA M. CARBAUGH 282 SECOND CROWN POINT ROAD BARRINGTON, NH 03825

2.) TAX MAP 203, LOT 7

3.) LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.

4.) S.C.R.D. BOOK 1893, PAGE 600

5.) ZONING: GENERAL RESIDENTIAL

6.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 7 INTO TWO SEPERATE LOTS USING THE TOWN OF BARRINGTON BACK LOT SUBDIVISION STANDARDS. BOTH LOTS WILL BE USED FOR RESIDENTIAL PURPOSES AND EACH LOT WILL HAVE ON SITE WELLS.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330178, MAP# – 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# – 330178, MAP # – 33017C0195D, DATED: MAY 17, 2005

8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NH GRID.

9.) IF DURING CONSTRUCTION IT BECOMES APPARENT THE DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

10.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF DURING CONSTRUCTION IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

11.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

12.) ANY DISTURBANCE TO THE SURROUNDING BUFFER ZONE MUST BE REPAIRED AND RESTORED UPON COMPLETION OF CONSTRUCTION.

13.) THE PROPOSED DRIVEWAY ON LOT 7-1 IS REQUIRED TO HAVE TURNOUTS CONSTRUCTED EVERY 250 FEET AND BUILT TO ACCEPTABLE TOWN STANDARDS PER 12.3.2 OF THE BARRINGTON SUBDIVISION REGULATIONS.

REVISION	DATE	DESCRIPTION
#4	8/11/14	CONDITIONS OF APPROVAL
#3	6/23/14	REVISED DRIVEWAY LOCATION
#2	4/28/14	PER SUBDIVISION CHECKLIST/ZBA
#1	4/8/14	PER PLANNER REVIEW

SUBDIVISION SITE PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 23, 2014
FILE NO. : DB 2013-148

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR SIGNATURE

PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number 203-7-GR-14-SD
Date 4/8/2015
Chairman

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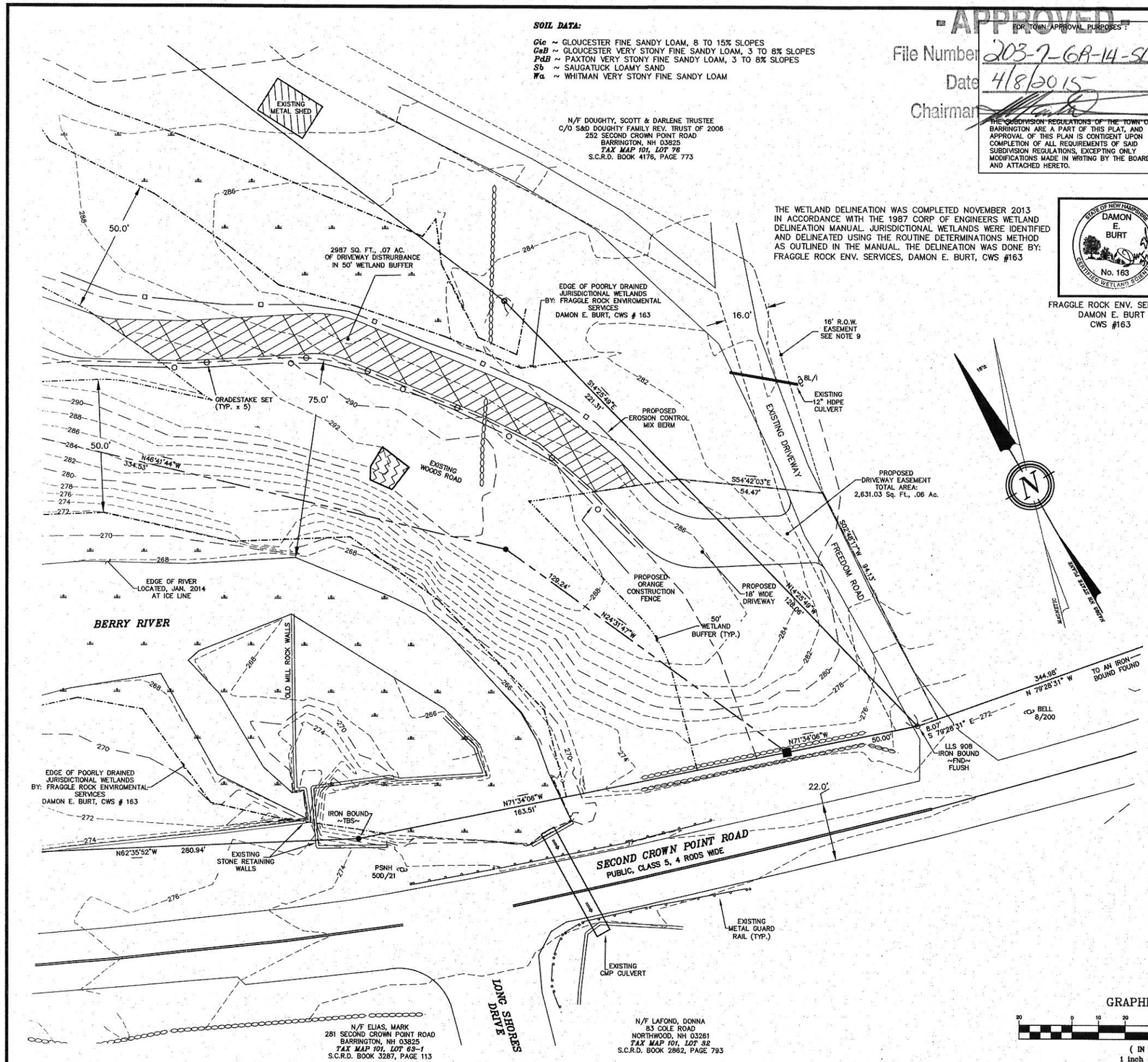
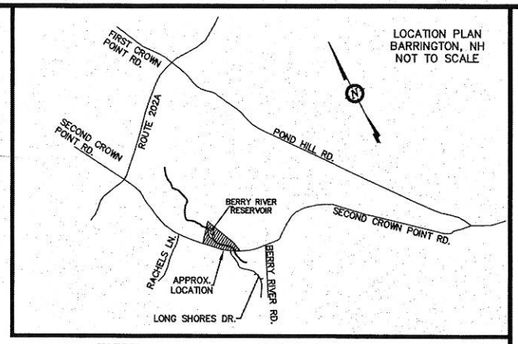


THE WETLAND DELINEATION WAS COMPLETED NOVEMBER 2013 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY: FRAGGLE ROCK ENV. SERVICES, DAMON E. BURT, CWS #163

STATE OF NEW HAMPSHIRE
DAMON E. BURT
No. 163
CERTIFIED WETLAND SCIENTIST

FRAGGLE ROCK ENV. SERVICES
DAMON E. BURT
CWS #163

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



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282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825

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3.) LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.

4.) S.C.R.D. BOOK 1893, PAGE 600

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
50' (BACK LOT SUBDIVISION)
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330178, MAP# – 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# – 330178, MAP # – 33017C0195D, DATED: MAY 17, 2005

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11.) ANY DISTURBANCE TO THE SURROUNDING BUFFER ZONE MUST BE REAPIRED AND RESTORED UPON COMPLETION OF CONSTRUCTION.

12.) ON APRIL 14, 2014 THE ZBA GRANTED A SPECIAL EXCEPTION TO ALLOW THE DRIVEWAY OFF THE ABUTTING PROPERTY.

LEGEND:

- IRON BOUND (FND)
- IRON BOUND (TBS)
- STEEL STAKE (FND)
- DRILL HOLE (FND OR SET)
- GRANITE BOUND (FND)
- UTILIY POLE
- GUY WIRE
- WELL
- TEST PIT
- PAINTED TREE
- STONE WALL
- BARB WIRE & WOVEN WIRE FENCE
- WETLAND LINE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- 50' WETLAND BUFFER
- 75' SHORELAND PROTECTION DISTRICT
- PROPOSED EASEMENT
- ISOLATED AREA OF LEDGE
- 35% STEEP SLOPES
- 50' WETLAND BUFFER DISTURBANCE

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. – 1:10,000

3-24-15
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
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#2	4/28/14	PER SUBDIVISION CHECKLIST/ZBA
#1	4/8/14	PER PLANNER REVIEW

DRIVEWAY & EASEMENT PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 23, 2014
FILE NO. : DB 2013-148

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LAND SURVEYOR SIGNATURE